

**Business Meeting Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: November 20, 2003 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the Regular City Planning Board Meeting on **Thursday, November 20, 2003**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza  
(Note: If you will not be able to attend the meeting, please notify the Planning Department)

**BUSINESS MEETING:**

**I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of October 9, 2003 and October 23, 2003.
2. Receive and file the Financial Report for the period ending October 31, 2003.

**II. REGULATORY MATTERS:**

3. 3-34-2003 Property located at 656 S. Mammoth Road, 76 Grove Avenue & Maple Lane (TM 863, Lot 30), an application for subdivision and consolidation of property to create one (1) single family building lot – Robert Demers  
**Public Hearing: 11/6/2003**  
**Deadline for Action: 01/08/2004** [Recommendation Enclosed]
4. S-38-2003 Property located at 1118 Page Street (TM 245, Lots 1, 1A & 9 and TM 246, Lot 4), an application to consolidate parcels and subdivide into four (4) single family building lots – Estate of Robert Proulx  
**Public Hearing Held: 11/06/2003**  
**Deadline for Action: 01/08/2004** [Recommendation Enclosed]
5. PD-12-2003 Property located at 25 Brook Street and 15-19 Temple Court, an application for  
SP-21-2003 approval to construct a third building containing 8 dwelling units and convert existing buildings to residential units, resulting in a total of 33 dwelling units – Renaissance 7 Limited Partnership  
**Public Hearing Held: 10/09/2003** [Hearing closed. CU to be heard on 12/4]  
**Deadline for Action: 12/04/2003** [No Action]
6. PD-13-2003 Property located at 845 Mammoth Road, an application for approval to create a

- SP-22-2003 “planned development”, and for site plan approval for the construction of a ten (10) unit multi-family building on a lot containing four (4) dwelling units – Fourth Street Realty, Inc. Co.  
**Public Hearing Held: 10/09/2003**  
**Deadline for Action: 12/04/2003** **[Staff Report Enclosed]**

7. SP-24-2003 Property located at 25 Union Street, an application for site plan approval for the construction of a two (2) story 27,960 sq. ft. building to be used by a retail/ wholesale mechanical supplier – F.W. Webb Company  
**Public Hearing: 11/06/2003** **[Staff Report Enclosed]**  
**Deadline for Action: 01/08/2004** **[Hearing continued to 12-04-03]**

### **III. OTHER BUSINESS ITEMS:**

8. Discussion of the Piscataquog River Management Plan with Jennifer Czysz, Planner for S.N.H.P.C. **[See Enclosed]**
9. Discussion of application fees.
10. Request by Pierre Bouchard for discussion of concept plan for property located at 721 Mammoth Road. **[See Enclosed]**
11. Request for waiver of 25ft setback for building site #137 in Ledgewood Retirement Community. **[See Enclosed]**

### **IV. INFORMATIONAL ITEMS:**

11. Determination of Regional Impact. **[To be distributed at meeting]**

### **V. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.**